



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on July 19, 2016 at 4:30 p.m. on the application by Kerri Elder to Rezone 9.65 acres located along North 24th Street and West Maple Street from C-2 (Highway Commercial) to RMF-15 (Residential Multifamily). The property being more particularly described as follows:

LEGAL DESCRIPTION:

WEST SIDE OF 24TH STREET, DESCRIPTION:

A PART OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SW $\frac{1}{4}$, NW $\frac{1}{4}$ THENCE S89°27'54"E 117.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 24TH STREET; THENCE 178.83 FEET ALONG A CURVE TO THE RIGHT-OF-WAY WITH A 479 FOOT RADIUS AND A S10°41'44"E 177.79 FOOT CHORD ALONG SAID RIGHT-OF-WAY LINE; THENCE S00°00'00"E 30.20 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N89°45'01"W 150 FEET TO THE WEST LINE OF SAID SECTION 11; THENCE N00°00'00"E 476.35 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING CONTAINING 1.60 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAYS.

EAST SIDE OF 24TH STREET, DESCRIPTION:

A PART OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS DESCRIBED AS: FROM THE NORTHWEST CORNER OF SAID SW $\frac{1}{4}$, NW $\frac{1}{4}$ RUN S00°00'00"E 76.94 FEET ALONG THE WEST LINE OF SAID SW $\frac{1}{4}$, NW $\frac{1}{4}$; THENCE S89°37'22"E 200.45 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 24TH STREET; THENCE N89°39'20"E 187.47 FEET; THENCE S00°06'45"W 291 FEET; THENCE N89°39'20"E 400 FEET; THENCE S00°06'45"W 305.65 FEET; THENCE N89°26'22"W 174.12 FEET; THENCE S00°06'17"W 310.40 FEET; THENCE N89°24'45"W 402.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 24TH STREET; THENCE N00°00'00"E 797.63 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE 100.65 FEET ALONG A CURVE TO THE LEFT WITH A 539 FOOT RADIUS AND A

N05°20'58"W 100.50 FOOT CHORD ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING 8.05 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAY.

LAYMAN'S DESCRIPTION:

9.65 acres along North 24th Street and West Maple Street, in 24th Place Subdivision

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY 7-4-2016
BILL THE CITY OF ROGERS

REZONING APPLICATION

NUMBER 16-18

APPLICANT PROVIDES:

APPLICANT NAME: Kerri Elder
ADDRESS: 4688 Garden Grove, Ct., Fayetteville, AR
EMAIL: Kerri.j.elder@gmail.com TELEPHONE NUMBER: 479-770-3900 ⁷²⁷⁶⁴
PROPERTY OWNED BY: Smith & Palmer Development Co. TELEPHONE NUMBER: _____
ADDRESS: PO Box 802 Rogers, AR 72757
GENERAL LOCATION OF PROPERTY: 24th St. & Maple
PRESENT USE: C-2 PROPOSED USE: RmF 15

Kerri Elder
APPLICANT SIGNATURE

LEGAL DESCRIPTION OF PROPERTY: (metes and bounds or lot and block)
{Attach legal description as exhibit "A" if necessary.}

ATTACH A MAP SHOWING THE AREA TO BE REZONED

PLANNING AUTHORITY PROVIDES:

REZONING FROM: C-2 TO: RmF-15 DATE FILED 6/30/16
PUBLIC HEARING DATE: 7/19/16 CONTINUED TO DATE: _____
APPLICATION FEE: \$200 OTHER FEES: _____
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER _____
OTHER INFORMATION: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Kerri Elder, petitions the Planning
Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

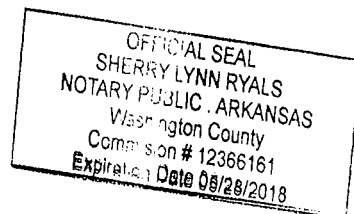
PRESENT ZONING: C2
ZONING REQUEST: RMF 15

Respectfully Submitted,

X By: Ronald A. Palmer
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF San Juan

Subscribed and sworn before me this the 29 day of June, 2016



Sherry Lynn Ryals
Notary Signature
Sherry Lynn Ryals
Notary Name Printed
5/28/2018

Commission Expires

Zone
RMF-9A

Zone
RMF-12B

W BEECHWOOD DR

Zone
RMF-12B

Zone C-2

W PERSIMMON ST

Zone I-1

N 24TH ST

W MAPLE ST

N 22ND PL

W PERSIMMON ST

**Rezone:
C-2 to RMF-15**

N 23RD ST

W CHESTNUT ST

Zone C-2

Zone C-2

Zone C-2

W WALNUT ST

S 24TH ST

Zone
C-2

Zone C-2

